

**MINUTES OF A MEETING
OF THE
BUILDING BOARD OF APPEALS
OF THE
TOWN OF BUENA VISTA, COLORADO
FEBRUARY 8, 2011**

CALL TO ORDER

A meeting of the Building Board of Appeals was called to order at 6:50 PM, Tuesday, February 8, 2011, at the Buena Vista Community Center, Pinon Room, 715 E. Main Street, Buena Vista, Colorado by Mayor Joel Benson. Present were Mayor Joel Benson, Trustees Keith Baker, Robert Flint, Carrie Carey, Duff Lacy, Jerry Steinauer, Town Administrator Sue Boyd, and Town Clerk Mary Jo Bennetts. Trustee Norm Nyberg and Town Planner Shannon Haydin were absent. Nyberg arrived 7:00 PM.

ROLL CALL

Town Clerk Bennetts proceeded with the roll call and declared a quorum.

NEW BUSINESS

APPROVAL OF OCTOBER 26, 2010, MINUTES

Motion # 1, by Trustee Flint, seconded by Trustee Baker, to approve the minutes of October 26, 2010. Motion carried.

APPROVAL OF JANUARY 25, 2011 MINUTES

Motion # 2, by Trustee Flint, seconded by Trustee Steinauer, to approve the minutes of January 25, 2011. Motion carried.

PUBLIC HEARING ON A REQUEST FOR A VARIANCE FROM SECTION (F) 903.2.7 OF THE INTERNATIONAL BUILDING CODE, JEAN ANDERSON, APPLICANT.

Memo from Town Planner Shannon Haydin was read. Jean Anderson requests a variance from the sprinkler requirement. Bottom floor is retail and second floor is residential. She would like to put in extra fire wall instead of sprinklers between 2 floors.

Mayor Benson opened the Public Hearing to consider a request for a variance from Section (F) 903.2.7 of the International Building Code at property located at 1111 Riverpark Road, Jean Anderson, applicant.

JJ Kinsfather, 905 Swift Circle, contractor, discussed code. First building on South Main with this new code. Other buildings not subject to same code (older code). Costly and involved. Sprinkling requirements may be more than the town would want. Duplexes, which are two family buildings and fall under the residential code, are the same situation as this building, but do not require sprinkling, unlike a retail building. A 2 hr. fire separation between floors is suggested and also between the buildings.

Bill Paradise, Chaffee County Building Dept.: Example of a code that needs to be amended. Homeowner is taking brunt. Detrimental to economic well being and has contributed to slowing down and stopping some construction projects.

Jean Anderson, applicant: Appeal to rational minds to address this issue. Unreasonable code. Important to stand up to bad codes.

Closed portion of comment section at 7:04 PM.

Discussion: Baker stated the emphasis with the new code is saving people and to contain the fire, not necessarily save the building. Asked about 2 hr. rated floor. Haydin recommended a 3 hr. rating. Bill Paradise also recommended 3 hr. Paradise talked about intent of a fire wall. Proximity of area requires more fire wall between floors.

Motion # 3, by Trustee Flint to approve appeal with 3 hr. fire wall required, seconded by Trustee Steinauer. Motion carried.

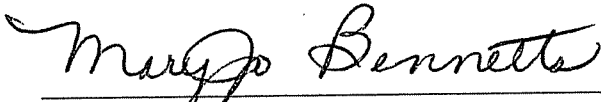
ADJOURNMENT

Motion # 4 by Trustee Nyberg, seconded by Trustee Baker, noting that there being no further business to come before the Board declared that the meeting be adjourned at 7:10 PM. Motion carried.

Respectfully submitted:



Mayor, Joel Benson



Town Clerk, Mary Jo Bennetts